

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, I-15, Valley Center, & Circle R
Meeting location: The Hidden Meadows Community Center 10141 Meadow Glen Way East

26 February 2009, at 7:00 PM

FINAL MINUTES

m/o 3/19
RECEIVED
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DEPARTMENT OF PLANNING
AND LAND USE

- 1) CALL TO ORDER: Robert Frey, Chair at 7:00 PM
- 2) ROLL CALL: Quorum established: Alter, Brick, Bruemmer, Coultas, Cox and Frey. Sealey is excused due to military duty. Cook reported ill and unable to attend. Frey announced that Matlock has resigned.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES: Minutes of 22 January 2009 approved unanimously with corrections.
- 5) OPEN FORUM:

Brick said she wanted to know about the fountain store disappearance and reappearance at the corner of Mountain Meadow Rd and Center City. Van Ingren said they should have come before the I-15 board before opening and said she would stop by to talk to them. Franci asked if it was a new owner. Frey suggested that the code enforcement be contacted.
- 6) ADMINISTRATIVE ITEMS/CORRESPONDENCE:

DPLU Annual Training was mentioned by Frey.

Frey asked Coultas and Alter to advertise seeking a replacement for Matlock.
- 7) PUBLIC REVIEW / ACTION ITEMS:

Request for Action, Traffic Advisory Committee – Frey introduced Franci who introduced Michael Knapp as another Traffic Advisory Committee member. Franci said he was looking for suggestions. See detailed report enclosed. Frey suggested that the report should be sent to DPW. Move to endorse the Traffic Advisory Committee report approved unanimously.

Welk Mountain Villas Roof – Cook was not present so Frey presented the letter from Jeff Edwards at Welk stating that they have no practical way to change the mechanicals from grey to tile colored. See letter from Welk enclosed. There will be no further Sponsor Group action on this issue.

Arabshai lot split TPM21136, STP 09-003 – Alter. REMOVED FROM AGENDA Alter said it is about a lot split to separate houses with there individual property. Issue came to us by mistake and there is no additional action required by the Sponsor Group because it was previously approved unanimously.

Hidden Meadows Community Plan – Frey said he had organized the rough draft except for the Coultas section who promised a prompt submission. Frey mentioned County Contact, Jimmy Wong who makes sure the plan is compliant. Frey said we should edit the plan in March and Finish in April for public review.
- 8) INFORMATION ONLY ITEMS:

Parks Committee, Coultas. Coultas explained that he is looking at the Brandon Nursery property as a pocket park. Frey mentioned the letter he sent to the County to change the PLDO priority from trails to pocket park.
- 9) ADJOURNMENT – 8:50 PM

Request for Action Traffic Advisory Committee

February 28, 2009 On behalf of the residents of the Hidden Meadows community, the undersigned submit the following request for action to your member agencies. **Executive Summary** Evaluation of selected road conditions and driver performance followed by corrective action to improve safety for all concerned. **Basis for Request** Over time, some residents and visitors to the Hidden Meadows community have become accustomed to ignoring speed limits, traffic controls, and common courtesy. The number of witnessed violations seems to be increasing each year. Violators do not fear being caught because enforcement is low or they may not realize that they are breaking the law. Accidents have increased and fatalities have resulted. Traffic volumes have increased substantially due to new construction. A greater number of residents are out walking along the roadways putting themselves at risk because there are no sidewalks. Children have highly restricted activities. **Roadways to be Evaluated** The following roads and intersections have been identified as the focus of this evaluation due to traffic volume, excessive speed, and other risks.

Mountain Meadow Rd. between Centre City Pkwy. & Hidden Meadows Rd. This four lane roadway was reconstructed in 1997 and handles 99% of the traffic in and out of Hidden Meadows. The current speed limit is 50 mph but the roadway is engineered for a greater speed.

Mountain Meadow Rd. between Hidden Meadows Rd. & Vista Montanoso Rd.

This two lane section of Mountain Meadow Rd. ranges from a divided road to one that is very narrow. A golf cart crossing is marked and noticed by most drivers. The most dangerous portion of this roadway is between Tricia Pl. and Cerveza Baja Dr. due to its narrow width and location of mailboxes, trash cans, etc. It is very risky for walkers, bicycles, and joggers. The foliage at this part of the roadway partially blocks the line-of-sight of vehicles entering from Cerveza Baja Dr. The speed limit of 35 mph is in effect for the entire section.

Hidden Meadows Rd. between Mountain Meadow Rd. & Granite Ridge Rd.

This two lane roadway is engineered to eventually handle additional lanes as part of the County's (distant) future SC990 plan. The "inferred" speed limit is 50 mph for vehicles arriving via Mountain Meadow Rd. but because there are no speed limit signs, some might assume that the limit is 55 mph. Regardless, observed speeds are in excess of 65 mph due to the road design. Vehicles exiting the gated development Golden Leaf Pl. are at risk due to a westbound blind curve on Hidden Meadows Rd. There was a recent collision with a rollover at this intersection.

Meadow Glen Way East between Granite Ridge Rd. & Glenmeade Way

This roadway is a perennial problem due to the changes in elevation, curves, and traffic volume. While volumes have been greatly reduced in recent years, the posted 25 mph limit is frequently exceeded. There are no speed limit signs west of Mountain Meadow Rd.

Meadow Glen Way West between Meadow Glen Way East & the Rimrock gate This road has been analyzed in three distinct sections:

1. Meadow Glen Way East to Moss Tree Ln. This new section of the road is well engineered and populated with homes at the western end. There is no speed limit signage and large percentages of vehicles exceed the intended 25 mph limit. One of the authors resides on this street and his parked car was recently hit. A recent traffic study revealed that virtually all traffic passing through this new section travels in excess of the intended speed limit.
 2. Moss Tree Ln. to Sage Hill Rd. This section is much narrower than the above section and has a significant elevation change. Downhill speeds are excessive and no speed limit signs are present. A 10 mph, 110 degree turn at Moss Tree Ln. makes the excessive speeds particularly precarious.
 3. Sage Hill Rd. to Rimrock Gate A much wider and less populated section of the roadway. Vehicles frequently exceed the limit and injury accidents have occurred in this area. No speed limit signs are present
- Intersection of Mountain Meadow Rd. & Hidden Meadows Rd. This intersection has been a problem ever since it was completed some five years ago. County staff have been aware of the difficulties with this intersection for years but nothing has been done. Eastbound traffic on Mountain Meadow Rd. has no traffic control and travels at a good clip because of the downhill grade. The majority of the vehicles execute a left turn to continue on

Mountain Meadow Rd. Traffic southbound on Mountain Meadow Rd. have a yield sign but many drivers to come to a complete stop before proceeding. Most turn right to continue on Mountain Meadow Rd.

The westbound traffic on Hidden Meadows Rd. accounts for the least number of vehicles and drivers are challenged to proceed due to traffic flow and the determining the intention of the oncoming drivers. It is difficult to tell if eastbound drivers will be turning north or going straight until they enter the intersection. Occasionally, these westbound drivers misjudge that traffic and pull out in front of that traffic, sometimes on purpose.

Intersection of Mountain Meadow Rd. & Cerveza Baja Rd. Westbound Cerveza Baja Drive tees at Mountain Meadow Rd. and has limited visibility of traffic approaching northbound on Mountain Meadow Rd.

Intersection of Mountain Meadow Rd. & Glenmeade Way

Eastbound traffic on Glenmeade Way has limited visibility of traffic approaching northbound on Mountain Meadow Rd. Drivers at night who are unfamiliar with the fact that the road tees there and have a tendency to continue eastbound onto a private driveway without stopping. Property damage has resulted.

Intersection of Mountain Meadow Rd. & Meadow Glen Way East

This four-way stop has the highest number of average daily trips in the community. Not only are drivers accustomed to the traditional "California Stop" which does not require their wheels to stop moving but too many drivers sail right through the intersection at 15 to 20 mph.

Engineering Study The evaluation of traffic flow and safety is requested for each of these roadways. The authors of this request have suggestions for improvement and request an open dialog with county staff. Recommendations for improvement should be prioritized without regard for financial limitations. **Education** Additional signage, newspaper articles, and a direct mail campaign are suggested. An outreach program to residents is needed to reinforce the rules of the road and common courtesy habits. Additional signage is required for visitors. The authors of this request and other community volunteers are available to assist with this task. **Enforcement** Immediate enforcement of existing vehicle code is requested for the above areas. After completion of the engineering study, roadway modifications, and the educational outreach, regular enforcement of the subject roadways is needed. While continuous enforcement is costly, it is also not required. Random patrols and monitoring by the CHP Senior Patrol is a potential solution. **Community Support** The major community organizations have expressed support for this Request for Action. Each group agrees that traffic issues exist and need to be rectified. A consensus for potential solutions has not been sought.

Hidden Meadows Community Sponsor Group The Meadows Homes Association Hidden Meadows Ranch HOA Association of Resident Owners

Submitted By Thomas Franci 28993 Mountain Meadow Rd. Escondido, CA 92026 760-751-1111 Michael Knapp 28231 Meadow Glen Way West Escondido, CA 92026 760-297-1267



February 23, 2009

Hidden Meadow Community Sponsor Group
Mr. Robert Frey
Chair
Mr. Jack Cox
Vice Chair
10141 Meadow Glen Way East
Escondido, CA. 92026

Dear Mr. Frey and Mr. Cox,

I am scheduled to attend the February 26, 2009 meeting to discuss a solution that will address the (4) building roof top units to Mountain Villas. I am providing an update on my efforts in obtaining pricing with several different methods to hide or obscure the roof top units, as follows:

1. Paint the entire equipment wells, parapet walls and mechanical equipment the same color as the tile roofs
2. Build screens over the mechanical equipment
3. Raise the mansard roofs on the east side of the buildings

The challenges with these options are first and foremost the cost exceeds hundreds of thousands of dollars on a miscommunication of sorts between the HMCSC and Well Resorts.


Painting the equipment and the equipment wells will be an issue. The painter has provided a price but will not guarantee the paint from flaking, peeling or chipping off the roof and the equipment. Besides the roofs being unsightly from the paint flaking, this poses a major challenge, if this was to occur the roof drains could plug up and pose a more serious and potential problem.

Building screens over the equipment and/or raising the mansards on the east side is a very expensive process not including Engineering and Design Fees which will affect both of this costs immensely.

Presently this is all I have to report. I have exhausted solutions to hide or screen the roof tops units that will fit into a budget that would be approved to move forward with the process. However, with up and coming buildings I will take the responsibility myself to ensure that equipment well roofs and the mechanical equipment on the roofs will match the tile roofs selected for the project.

At this point we are unable to come up with a solution to meet your request and do not feel it necessary to attend the meeting on February 26, 2009. If Hidden Meadows Community Sponsor Group feels there is another option or is able to come up with a cost effective solution, please let us know. Please let me know if there is anything further you would like to discuss.

Sincerely,


Well Resorts
Jeffrey W. Edwards
Vice President of Development

CC: Jonathan Fredicks-President-Well Resorts

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